ATTACHMENT NO. 1

RESOLUTION NO. 2022- P014

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, APPROVING SITE PLAN REVIEW P2022-0056-SPR AND ADMINISTRATIVE USE PERMIT, P2022-0056-AUP TO ALLOW DEMOLITION OF AN EXISTING OFFICE AND LIGHT INDUSTRIAL BUILDING AND CONSTRUCTION OF A 244,000 SQUARE FOOT CREATIVE OFFICE BUILDING AND 3 SUBTERRANEAN PARKING LEVELS WITH TANDEM PARKING, AT 8631 – 8635 HAYDEN PLACE IN THE INDUSTRIAL GENERAL (IG) ZONE.

(Site Plan Review and Administrative Use Permit, P2022-0056-SPR; -AUP)

WHEREAS, on February 9, 2022, IDS Real Estate Group (the "Applicant"), filed applications for a Site Plan Review and Administrative Use Permit to allow demolition of a 64,426 square foot office and light industrial building and construction of a new 43 foot high, 4-level, 244,000 square foot creative office building and 3 subterranean parking levels with 750 parking spaces, including 96 tandem spaces or 12.8% of the total parking, in the Industrial (IG) Zone (the "Project"). The Project site is described as Lot 12 of Tract No. 32560, with a Los Angeles County Assessor number of 4204-005-019; and,

WHEREAS, to implement the proposed Project, approval of the following applications is required:

1. Site Plan Review P2022-0056-SPR: To ensure the Project is in compliance with the required standards, design guidelines, and ordinances of the City; minimize potential adverse effects on surrounding properties and the environment; and protect the integrity and character of the residential, commercial, and public areas of the City; and

2. Administrative Use Permit P2022-0056-AUP: for tandem parking, to ensure that the tandem parking provided for some of the Project's required parking complies with all required standards and City ordinances and to establish conditions of approval to ensure the uses are compatible with the Project site and surrounding area; and,

WHEREAS, the Project qualifies for a categorical exemption, pursuant to California Environmental Quality Act (CEQA) Section 15332, Class 32 – In-Fill Development Projects; and

WHEREAS, on July 13, 2022, after conducting a duly noticed public hearing on the subject application, including full consideration of the application, plans, staff report, environmental information and all testimony presented, the Planning Commission (i) by a vote of __ to __, adopted a Categorical Exemption, in accordance with CEQA, finding the Project will not result in significant adverse environmental impacts; and (ii) by a vote of __ to __, conditionally approved Site Plan Review and Administrative Use Permit, P2022-0056-SPR and Administrative Use Permit, P2022-0056-AUP, as set forth herein below;

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, CALIFORNIA, RESOLVES AS FOLLOWS:

SECTION 1. Pursuant to the foregoing recitations, the provisions of the Culver City Municipal Code (CCMC), the following findings are hereby made:

Site Plan Review:

As outlined in CCMC Title 17, Section 17.540.020, the following required findings for a Site Plan Review are hereby made:

A. The general layout of the project, including orientation and location of buildings, open space, vehicular and pedestrian access and circulation, parking and loading facilities, building setbacks and heights, and other improvements on the site, is consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.

The general layout of the Project is consistent with the development standards and intent of the Industrial General (IG) zoning district. The Project design is consistent with the IG Zone allowed structure height of 43 feet and street fronting setback of five feet; side and rear setbacks are not required. The Project Site Plan centers the building within most of the Project Site area resulting in a 69.5% lot coverage. North and south setback areas are large enough to provide robust landscaping as discussed below. The east and west setbacks are dominated by the east and west driveways/fire lanes with the east driveway

serving as the main vehicular access. The floor plan varies from level to level to accommodate, high ceilings, interior mezzanines, interior overlooks, and nontraditional floor plates.

The office building and subterranean parking comply with, or exceed, minimum setback requirements and the north setback of 24 feet is more than adequate to separate the Project from the from the nearest residential area. An approximate 30-foot-wide driveway ramp on the Project's east driveway provides adequate vehicle access to the subterranean parking area. The driveway and parking level maneuvering areas provide sufficient space and back up capacity for Project users and the east driveway provides easy access and safe waste removal and loading staging areas. The Project is designed with multiple pedestrian access points. Pedestrian and bicycle access is provided from Higuera Street and Hayden Place, public sidewalks of adequate width, and a ground level entry courtyard/plaza facing Hayden Place.

B. The architectural design of the structures and the materials and colors are compatible with the scale and character of surrounding development and other improvements on the site and are consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.

The architecture is modern in design with first level and portions of the second level consisting of corrugated cement board broken by large window panels. The second and third levels contain full height windows. The separation of the upper glazing walls with the lower cement and window glazing act to break the exterior building surfaces. A flat roof gives the design a low-level look with the front of the building, facing Hayden Place, broken in half with a courtyard/open space ground level entrance and terraced open decks at upper levels looking down into the courtyard. This front is further accentuated by a roof top trellis at the southeast side of the building. This trellis provides both shade and dissipated Sun rays at portions where the upper-level office space is pushed into the building, thereby offsetting the first and second levels at the southeast corner of the building. Light wells incorporated into the front and rear ground level portions provide natural light and air to the first level subterranean parking. Overall, with the Project's rectangular building shape enhanced with features noted above, the architecture advances office design in an industrial area experiencing patterns of use changes to office and design while respecting the original industrial development of the Hayden tract. The Hayden Industrial Tract is an urbanized area with light industrial, film production, and creative office/design uses, and the Project design is consistent with the design of surrounding light industrial buildings.

C. The landscaping, including the location, type, size, color, texture, and coverage of plant materials, provisions for irrigation, and protection of landscape elements has been designed to create visual relief, complement structures, and provide an attractive environment and is consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.

Project landscaping is designed to shield the north frontage facing the residential neighborhood and to soften building mass. An existing row of mature street trees provides separation between the Project Site and the neighborhood. An understory planting will be installed at this edge to strengthen the streetscape, promote a better walking environment, and provide a low to mid-level buffer for residents and pedestrians. A proposed low raised planter along both the east and west sides of the building enhance these elevations that face commercial neighbors. The planters accommodate varied flora that softens building façades, reinforces the geometry of the architecture, and provides lush greenery as viewed at an angle from Higuera Street.

A proposed ground level courtyard at the south or Project front elevation located in the middle of the building, contains mix of ground cover and trees. Additional landscaping is proposed at upper deck levels that overlook the courtyard and culminate in a roof top planted deck. The proposed landscaped draws attention to the front of the building at the ground level and moves upward in one single view. Lightwells along the southern edge allow for trees to poke through the parking structure and provide a landscape layer that reinforces the new street tree planting along Hayden Place. The proposed landscape crosses over like a drawbridge over the lightwells.

Planting along the terrace edges provide a green edge to the building, softening the views from the south and framing the views to the south. The central courtyard is divided into outdoor rooms with a variety of scales and experiences. An onsite, outdoor kitchen with seating located at the south edge of the courtyard enhances a planned street curb area for food trucks along Hayden Place.

The roof deck provides a larger multi-use space designed for events and larger group collaboration. Firepits and a fireplace anchor the space and allow the space to be used in any season. The roof terrace is also divided into outdoor rooms designed to allow flexibility of use. Long views to the north into the Hollywood hills and Griffith Park are created by parapet height planters which cut down the short views into the adjacent neighborhood. Users can stand at the southern edge of the roof terrace, creating interaction with the terraces and courtyard below and providing views of the Baldwin Hills Scenic Overlook. Finally, a project condition requires zero scape and/or drought tolerant landscaping to ensure it thrives with minimal watering.

Landscaping and amenities in the landscaped areas are consistent with the purpose and intent of this Chapter, the requirements of the zoning district in which the site is located, and with all applicable development standards and design guidelines.

D. The design and layout of the proposed project will not interfere with the use and enjoyment of neighboring existing or future development, will not result in vehicular or pedestrian hazards, and will be in the best interest of the public health, safety, and general welfare.

The proposed Project is consistent with IG Zoning standards for height, setbacks, and parking and exceeds minimum required setbacks. All required parking and excess parking

are provided within an on-site subterranean parking area accessed from the Project's 32-foot-wide east driveway and a 30-foot-wide driveway ramp leading from the east driveway. Within subterranean parking areas, parking space dimensions, aisle widths, and vertical height clearances and maximum allowed parking and drive aisle slopes are designed with code compliant minimum and maximum standards. There are multiple pedestrian access points. Pedestrian access is provided from public sidewalks fronting Higuera Street and Hayden Place and a south ground level entry courtyard facing Hayden Place. Adequate on-site space for both vehicle and pedestrian access reduces impacts to surrounding properties and their potential future development because Project users are directed into the Project site without having to traverse neighboring properties. Further, internal pathways and vehicle driveways are of adequate width to provide Project users safe internal circulation. Overall, the Project will not create a hazard to surrounding areas and is in the best interest of the public health, safety, and general welfare.

E. The existing or proposed public facilities necessary to accommodate the proposed project (e.g., fire protection devices, parkways, public utilities, sewers, sidewalks, storm drains, streetlights, traffic control devices, and the width and pavement of adjoining streets and alleys) will be available to serve the subject site.

The site is in an existing urbanized neighborhood and is currently developed with an industrial building sufficiently served by existing utilities. There will be an overall net commercial building increase of 179,574 square feet after building demolition and new construction. Upgrades to existing facilities can be provided and improvements to the adjacent public right-of-way, such as sidewalk, curb and gutter, street trees, and new meters, will be implemented pursuant to Project conditions and code requirements. Further, the existing and proposed public service facilities necessary to accommodate the Project such as: the width and pavement of adjoining streets, traffic control devices, sewers, storm drains, sidewalks, streetlights, proposed street trees, fire protection devices, and public utilities are adequately provided as confirmed by the City agencies that reviewed the Project during the interdepartmental review process.

F. The proposed project is consistent with the General Plan and any applicable specific plan.

Based on review of the Project plans, the Project is consistent with the General Plan Land Use Element, and the Industrial General Plan Land Use designation. The Project is consistent with General Plan Land Use Element Objective 5, Economic Diversity, because it will introduce a new creative office space, providing potential new business and economic expansion; Objective 10, Visual Open Space, because the on-site and off-site landscaping extends park-like qualities into a commercial area fronting a residential area; and Objective 16, Land Use Compatibility, because the project design and landscaping as designed, will provide a visual transition between the residential uses north of the Site and the industrial and commercial uses along Hayden Place. Further, the design includes architectural elements that incorporate both the original industrial development of the Hayden Tract and the transition to office and design uses, furthering the intent of Objective 16.

Administrative Use Permit:

As outlined in CCMC Title 17, Section 17.530.020, the following required findings for an Administrative Use Permit are hereby made:

A. The proposed use is allowed within the subject zoning district with the approval of an Administrative Use Permit and complies with all applicable provision of this Title and CCMC.

The Project is proposing 96 tandem parking spaces, out of the total complement of 752 spaces, which is allowed in the IG Zoning District pursuant to CCMC Section 17.320.035.C.b – Tandem parking spaces. These proposed spaces along with the standard 90-degree spaces result in provisions for code required parking and additional parking. The proposed tandem parking layout complies with all other applicable provisions regarding parking design and layout guidelines.

B. The proposed use is consistent with the General Plan and any applicable Specific Plan.

The Project Site has an Industrial General Plan Land Use designation. The proposed tandem parking is consistent with General Plan Land Use Objective 5, Economic Diversity, because the tandem parking resulting in some additional parking as well as the required parking, will make the Project a more viable space for prospective tenants. This will encourage new business opportunities as stated in Objective 5. The tandem parking will help to make the Project compliant with required parking thereby providing additional support and flexibility for tenanting of the Project Site. The proposed tandem Parking is consistent with Objective 23, because it will facility a new creative office building instead of a more intense industrial or film production use. The less intense office use will create a better balance between the residential and commercial uses in the Hayden Tract area, consistent with Objective 23.

C. The design, location, size and operating characteristics of the proposed use are compatible with the existing and future land use in the vicinity of the subject site.

The proposed use, design, location, size, and operating characteristics of the tandem parking spaces will not have an impact on adjacent uses and are therefore found to be compatible with the existing and future commercial land uses in the vicinity of the subject site. Tandem parking spaces will be managed as appropriate by the Project tenants and will not be visible as they are in the subterranean parking areas with sufficient drive aisle widths and back up spaces to accommodate vehicle parking and retrieval operations that will not spill into the public right-of-way. Parking operations will be contained within the Project Site and will assist in meeting the Project's on-site parking requirements thereby assuring the Project does not have an impact on nearby street parking spaces. Thus, existing, and future land uses in the Project vicinity will not be impacted by the proposed tandem parking.

D. The subject site is physically suitable for the type and intensity of use being proposed, including access, compatibility with adjoining land uses, shape, size, provision of utilities and the absence of physical constraints.

The generally flat configuration of the site, the adequate vertical clearances in the subterranean parking levels, the vehicular access to the site from the ramp off the east driveway, the adequate design and width of drive aisles where the tandem parking is located, and the proposed onsite parking configuration are physically suitable to accommodate the tandem parking spaces. Tandem parking spaces is compatible with the adjoining commercial and residential uses because it will be managed by project tenants which will lessen parking impacts by the Project on adjoining areas. The tandem parking will not impact any utilities and there are no physical constraints that would prevent the proposed parking. All required Project parking is provided on-site with adequate drive aisles, driveways, and maneuvering areas and can be accommodated within the Project boundaries. The tandem parking is therefore compatible with adjoining land uses as the Project will provide its required parking.

E. The establishment, maintenance or operation of the proposed use will not be detrimental to the public interest, health, safety or general welfare or injurious to persons, property or improvements in the vicinity and zoning district in which the property is located.

The establishment of tandem parking will not be detrimental to the public interest, health, safety, or general welfare or injurious to persons, property or improvements in the surrounding industrial, commercial, and residential zoning districts or vicinity since the tandem parking will not generate on-site or off-site parking impacts. All required and managed parking will occur on the Project Site thereby lessening impacts to surrounding properties. Sufficient on-site maneuvering areas within the drive-aisles will ensure parking and retrieval of alternative parking will occur on-site without the need to use the public right-of-way or public parking spaces.

SECTION 2. Pursuant to the foregoing recitations and findings, the Planning Commission of the City of Culver City, California, hereby (i) adopts a Categorical Exemption, in accordance with CEQA, finding the Project will not result in significant adverse environmental impacts; and (ii) approves Site Plan Review and Administrative Use Permit P2022-0056-SPR and -AUP, subject to: the site and floor plans reviewed by the Planning Commission on July 13, 2022; the conditions of approval set forth in Exhibit A, attached hereto and incorporated herein by this reference; and the applicable code requirements set forth in Exhibit B attached

hereto and incorporated herein by this reference. The site and floor plans, and Exhibits A and B are collectively referred to as "Project Requirements."

SECTION 3. The Project Requirements are hereby imposed on the proposed Creative Office development at 8631 – 8635 Hayden Place.

APPROVED and ADOPTED this 13th day of July 2022.

_____
_____ - CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

Attested by:

_____
RUTH MARTINDELCAMPO, ADMINISTRATIVE CLERK

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
1.	Street trees, tree wells, and irrigation shall be installed, to the satisfaction of the City Engineer and Current Planning Manager, in conformity with the City's approved Urban Forest Master Plan, and where appropriate, the Washington National TOD Oriented Street scape plan. All new (and existing) street trees shall be supplied with irrigation water from the overall site irrigation system which shall include a timer and a rain sensor. All new (and existing) street trees, landscaping, and irrigation shall be indicated on the overall site landscaping/ irrigation plan. In residential areas, all new off-site landscaping shall conform to the City's Residential Parkway Guidelines.	Public Works/ Planning	Standard	
2.	At the sole cost and expense of the Property Owner, any curbs, gutters, sidewalks, street lights, street light wires and conduits, traffic signal equipment, street pavement, and any other City infrastructure which are damaged or broken from construction of the Project shall be repaired and reconstructed in conformity with APWA Standards and to the satisfaction of the City Engineer.	Public Works	Standard	
3.	The project shall be subject to Holiday Moratorium dates as required by the December 17, 2009 Public Works/Engineering Holiday Slowdown Policy memo, in which work in the public right-of-way is restricted or prohibited on certain days in November and December.	Public Works	Standard	
4.	Fire sprinkler main lines shall not be allowed to discharge into the public right-of-way, and they shall discharge into the sanitary sewer system.	Public Works	Standard	
5.	Trash enclosures shall be provided and shall each have a minimum inside dimension of 10 feet (depth) x 12 feet (width) for two 3-yard bins and shall be increased to an additional 60 square feet for each additional bin required, a gated opening	Public Works/ Fire/ Current Planning	Standard	

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	that is at least 10 feet wide, and a 6-inch high by 6-inch-wide concrete curb along the inside perimeter wall. Each enclosure shall also have at least a 6-inch-thick concrete slab that drains at a one percent gradient out of the enclosure. An 8 feet concrete loading pad in front of the proposed trash enclosure/trash room, 10 feet minimum clear opening with gates for bin access, and separate pedestrian access door for tenant use, shall be provided. Additional grade may be necessary to include a floor drain that leads to the sewer for maintenance purposes. Final approval for the size, location, and type of equipment needed for the adequate storage and disposal of all solid and recyclable waste generated by the Project shall be obtained from the City's Environmental Programs and Operations Manager. A fire suppression sprinkler system shall be provided within any covered trash enclosure area as required by the Fire Marshal. All refuse containers assigned to or otherwise used by the Project shall be stored on-site in the trash enclosures. Final approval for all proposed trash enclosure/room shall be obtained from Environmental Programs and Operation Division.			
6.	All Project related solid and recyclable waste material handling shall be in accordance with CCMC Section 5.01.010 – "Solid Waste Management", which outlines the Sanitation Division's exclusive franchise for this service. The project shall provide adequate trash and recycling capacity and shall comply with Assembly Bills 939, 1826, and 341 waste diversion goals.	Public Works	Standard	
7.	The Applicant shall submit a waste management plan to EPO for review and approval.	Public Works	Standard	
8.	The applicant shall develop the traffic signal design plans (if applicable) according to current standards	Public Works	Standard	

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	and shall pay the City's vendor to 1) prepare the signal timing charts, and 2) implement the signal timing at the traffic signal controller for the pertinent signalized intersection taking into account signals coordination that may be in place along the corridor.			
9.	The Project shall meet all provisions of CCMC Section 7.05.015 - "Transportation Demand and Trip Reduction Measures". The applicant shall indicate compliance with all CCMC Section 7.05.015 Transportation Demand and Trip Reduction Measures on the Building Permit Plans to be submitted for review and approval by Transportation Department. The Project Applicant shall incorporate the following Mobility Measures as further outlined in the Applicant's TDM Plan: 1. Pedestrians connections between the Project and public sidewalks and pedestrian friendly Project features. 2. Short and long-term bicycle parking (as required by City's Bicycle and Pedestrian Action Plan). 3. Bicycle parking facilities. 4. EV parking spaces (as required by Zoning Code). 5. Micro mobility station (Location to be determined at Plan Check) such as E-Scooters and Bike Share. 6. Enhancement to Culver City Bus Line 5 westbound stop. 7. Transit type features such as benches on Hayden Place adjacent to the Project Site. 8. Transportation Information Center providing transit and ride share information. 9. Preferential van/carpool parking. 10. Transportation Project Coordinator. 11. New Employee Transportation Packet.	Trans., Public Works, Planning	Standard **Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
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	12. Parking management plan to address usage of the tandem parking. In addition, the Project shall incorporate all of the following Trip Reduction Measures: 1. End of trip facilities including Employee Bicycle Lockers and showers that services the required bicycle parking condition included within this document; the applicant shall provide a design that identifies number of employees served by the facility. 2. Public Transportation and Shared-ride Uber/Lift Information Kiosks for both ground floor and office employees; the information kiosk shall include a touch screen media device which can provide real time arrivals for various bus lines and other public transit and/or Shared-ride related information. 3. In addition to the minimum required EV related parking spaces consistent with CCMC Chapter 17.320 - "Off-Street Parking and Loading", marked parking stalls shall be constructed with infrastructure necessary to allow for future installation of Electrical Vehicle (EV) charging and 25% of these additional spaces or a minimum of six (6) spaces shall be EV ready parking spaces; EV ready parking spaces shall be consistent with applicable California Green Building Code standards. 4. At least two low/zero emission vehicle designated parking spaces and at least one carpool/vanpool designated parking at each parking level; infrastructure ready EV spaces may be used. 5. With approval from Public Works, designated loading areas for shared-ride vehicles along project adjacent public streets (Hayden Place) or			

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	an onsite designated loading area for shared-ride vehicles. 6. Subsidized Shared-Ride/Uber/Lift Service – The Project shall provide employees with a voucher or similar system for Uber/Lift ridesharing services to facilitate use of rideshare services. The subsidy shall be for two years after Certificate of Occupancy over a two-year period. The Project owner or property management firm shall provide evidence and/or accounting annually to the City of such subsidy. 7. Promotion of walking through a "walk to work" program in coordination with the on-site office employees and a posted neighborhood map with approximate walking distances and times to local neighborhood amenities. 8. Two bicycle sharing spaces with accompanying bicycles to be owned, insured, and maintained by the Project's property management company. 9. Other potential measures consistent with City mobility measures which may be adopted by Planning Commission. 10. TAP Cards – The Project will subsidize the purchase of TAP cards for up to 2.8% of the Project employees for a period of three years for employees who opt to take Metro instead of personal vehicles and will not be provided on-site parking accommodations and not receive a car share subsidy; or the Project will offer a cash-out bonus to individuals who opt to use other modes of commuting options such as carpools, car share, shuttles, bicycles, or walking. The cash-out bonus will count towards the 2.8% of employees obligation.			

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	Further, the Applicant shall procure and register TAP cards for project tenants and the Project owner or property management firm shall provide evidence and/or accounting annually to the City of such subsidy.			
10.	The Project shall upgrade the adjacent bus stop at EB Higuera St at Helm Ave, to include one (1) new bench with back support and arm rests, one (1) new trash receptacle, and a concrete landing area to accommodate the new furniture and ADA landing area. The bus stop furniture shall be located to the back of sidewalk adjacent to the property to accommodate pedestrian clearance and comply with ADA accessibility and bus stop standards. In addition, the following Transportation conditions shall apply: a. The project shall work with Transportation Department to design and incorporate an onsite micro mobility parking zone for the parking of e-scooters, shared bikes, and/or other micro mobility devices. This micro mobility parking zone shall be located near the project's main pedestrian entrance and can be easily accessed from the public right of way. b. The Project shall create a micro transit pick-up/drop-off zone that is at a minimum 60 feet long with red curb, bench, and trash receptacle on Hayden Place. c. Prior to issuance of any Public Works Department and/or Engineering Division permit, the applicant shall provide off-site improvement plans to Transportation Department showing the layout of bus stop improvement, micro mobility parking zone, and micro transit zone; the final location, layout and furniture shall be	Trans.	Standard **Special**	

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	GENERAL			
	approved by Transportation Department. The site plan drawings shall show the sidewalk dimensions and other existing and proposed sidewalk features such as tree wells, utilities, and furniture and all require bus-related Improvements.			
11.	The property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping" and shall incorporate xeriscape and drought- tolerant plant materials.			
12.	All buildings and structures to be constructed as part of the Project shall be designed and constructed in accordance with all applicable regulations and standards of the City's Building Code, Fire Code and any related codes as determined by the Building Official and Fire Marshal; and all other applicable provisions of the CCMC which are adopted and in effect at the time of complete building permit application submittal.	All Depts	Standard	
13.	Changes to the Project or use approved as part of the Land Use Permit may only be made in accordance with the provisions of CCMC Section 17.595.035 – "Changes to an Approved Project".	Current Planning	Standard	
14.	The following are Public Works Special Project Conditions: a. Two (2) sets of on-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting. Among other things, the on-site improvement plans shall include detailed on-site drainage and grading of the site indicated by topographical lines and spot elevations. This plan shall be approved for on-site construction only.	Public Works	**Special**	

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	b. A final hydrology and hydraulics report shall be submitted to the City Engineer as part of the grading plan for review and approval. The 25-year storm frequency (i.e., urban flood) shall be used for the design of the on-site conveyance facilities, as the existing site is neither a natural watercourse nor a natural sump. c. The applicant shall provide a geotechnical report from a State licensed geotechnical engineer, as part of the Site Improvement Plan, reporting on the suitability of the onsite soils to support the proposed construction. The report shall also include a liquefaction analysis and a determination of the adequate pavement and base requirements for the drive aisles and parking areas. The report shall also identify any special considerations necessary to satisfy California Building Code requirements. d. Three (3) sets of off-site improvement plans prepared by a civil engineer registered in the State of California shall be submitted to the Engineering Division for review, approval and permitting for all proposed improvements within the public right-of-way. Separate plans shall be submitted for street improvements, street light improvements, traffic signal, signage and striping, and sewer improvements. A landscape and irrigation plan for the public parkway area and raised medians shall be included in the street improvement plans. e. Applicant shall pay an initial plan check fee in the amount of $750.00 each upon submittal of the on-site-Improvement and off-site Improvement plans for review. Additional plan check and permit fees will be determined per the Engineering Division's Schedule of Fees and Charges.			

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	GENERAL			
	f. Concurrent with the submittal of the on-site improvement plan, a Standard Urban Stormwater Mitigation Plan (SUSMP) shall be submitted for review and approval by the City Engineer as outlined in CCMC Chapter 5.05. The SUSMP shall be developed and implemented in accordance with the requirements of the Los Angeles County Municipal Stormwater National Pollution Discharge Elimination System (NPDES) Permit No. CAS614001 (Order No. 01-182). The SUSMP shall provide Best Management Practices (BMP's) that adequately address the pollutants generated during the post-construction stage and shall be designed for filtration, infiltration and retention for the first 1.1" of rainfall. The site improvement plans shall note the contractor shall comply with the "California Stormwater Best Management Practice Handbooks". The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP. Said SUSMP shall be used to guide the "Conceptual – Not For Construction" Post Development Hydrology / SUSMP Map. The approval of the SUSMP is required prior to issuance of the Site Improvement Plan. The SUSMP shall cover the new building and parking lot. The Site Improvement Plans shall not be accepted for review unless the SUSMP is included in the submittal package, including the plan check fee associated with the SUSMP. g. This project proposes to redevelopment property that exceeds one acre. Therefore, prior to the issuance of Grading or Building Permits, proof of obtaining a General Construction Activities NPDES Permit from the State Water Resources Control Board via a Waste Discharger Identification (WDID) number shall be submitted.			

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	This will include the filing of a Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP) with the State. A copy of the SWPPP and WDID shall be provided to the Engineering Division prior to the approval of the LSWPPP. h. Drainage devices, concrete curb and gutter, sidewalk, and drive approach, roadway pavement shall be designed to the latest edition of the American Public Works Association (APWA) Standard Plans. i. Due to the change of use and increased density, this project is subject to the City's Sewer Facility Charge. This charge shall be paid prior to the issuance of any permit. j. Project shall provide a 2-inch grind and overlay over the half-width of Higuera Street and Hayden Place. k. Project shall install street trees along with irrigation along Hayden Place according to the Urban Forest Master Plan. Street trees shall be maintained by applicant for one year after final Certificate of Occupancy. l. Prior to the issuance of any Certificate of Occupancy, all traffic related conditions must be installed and accepted by the appropriate City/County agencies. m. During construction, pedestrian access along the project's frontage shall be maintained at all times. n. All existing driveway approaches which will no longer be necessary shall be removed and reconstructed with full-height curb, gutter, and sidewalk.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	o. Prior to requesting final Certificate of Occupancy, the applicant shall scan the approved grading plans, as-built off-site improvements plans, LID Report, and SWPPP, and shall forward them to the Engineering Division. p. Project will be required to place a fiber optic lateral off the City's Culver Connect fiber main line. The lateral shall terminate in a pull box near the project's proposed networking room.			
15.	The following are Public Works Administration Special conditions: 1. Secure bicycle parking shall be provided to accommodate a minimum of sixty-nine (69) bicycles, to meet the bicycle parking requirements for the project. The bicycle parking shall be provided as follows: • Office: forty-six (46) long-term parking spaces: and, • twenty-three (23) short term parking positions. 2. The long-term spaces shall be provided in individual bike lockers or bike racks in a secure locking enclosure, accessible only to the bicycle owners, and shall be located so they are protected from the weather, easily accessed and are visible to promote usage and enhance security. If long-term bike parking is not located on the ground floor, the elevator closest to the bike parking area shall be at least 6 feet in depth to accommodate bicycles. If not located on the ground floor, long-term bike parking shall be located within 50-ft walking distance of an elevator.	Public Works Admin.	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	The short-term spaces must be provided on the project site, using three (3) "Inverted - U" bicycle racks or similar. The short-term bicycle parking spaces shall be provided within 50-ft walking distance of the main pedestrian entrance to the building. The development plans shall provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, and the widths of maneuvering areas and clearances within the bicycle parking areas. Bicycle parking shall be installed only on all-weather surfaces. 3. If an enclosure is constructed to secure long-term bicycle parking, the enclosure shall provide the following interior dimensions: parking area footprint length for each bicycle of 72"; aisles width of 48" between bicycle parking areas; a minimum 30" separation between parallel bicycle racks: and, a minimum 24" separation between the bicycle rack and any adjacent enclosure wall. These requirements are consistent with the Association of Pedestrian and Bicycle Professional (APBP) recommended Bicycle Parking Guidelines, 2nd Edition. 4. The development plans submitted for Building Permit shall provide detailed information on the type of all bicycle parking provided, and detailed dimensions of the paths of travel/aisle widths, the widths of maneuvering areas and clearances. 5. Prior to issuance of any Public Works Department/Engineering Division Permit for the Project, the developer shall obtain a determination from the Public Works Department Administration staff that the final			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	bicycle parking layout is in compliance with these bicycle parking requirements. 6. All bicycle parking required above, shall be installed, maintained, and managed by the developer or their successors, and approved by the Public Works Director or their designee, prior to issuance of any Certificate of Occupancy.			
16.	The following are Building Safety special conditions: a. Applicant shall provide a copy of a title search to Building Safety to indicate any easements. b. All construction hours shall be per the CCMC and/ or any more restrictive project specific requirements, and/ or any C.C. Planning Div. approved TUP. All concrete pours/ worker staging/ any on-site or off-site activity shall start and end within the allowed construction hours. No on-site or off-site staging activity or any activity of any kind is allowed outside of the allowed construction hours. Every effort shall be made to minimize noise on site, no music is allowed on site. Place a temporary construction sign during construction with the superintendents name and phone number, the contractors name and phone number, the allowed hours of construction, and the minimum safety gear mandatory for all staff on site; long pants, a shirt w/ sleeves, closed toe shoes, a hardhat, gloves and eye and ear protection as necessary. Submit the qualifications of any special inspectors to Building Safety in advance. Building Safety reserves the right to dismiss any special inspector at any time. During construction have a predetermined location for the special inspection reports,	Building Safety	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	engineer's reports, for easy access by the Building Safety staff. c. Building Safety reserves the right to adjust allowed construction staging areas during the course of the project, or to apply administrative assessments, or to post a general stop work notice for violations of any conditions of approval or any previously approved use of the City right of way. d. The Project shall be reviewed under the building code edition adopted when Building and Safety receives an application, plan check fees paid, with associated complete plan and supporting documentation set. Currently, 2019 California Building Codes. e. Parking for ADA Electric Vehicle associated code requirements are distinctly separate from ADA parking stall code requirements, there is no double dipping. Each shall be identified on the site plan with parking aisle on the passenger side. f. Code Requirement: Comply with new 2019 California Codes with Culver City Amendments 15.02. g. Water permeable surfaces for other than low-rise residential building. Not less than 20% of new parking, walking or patio surfaces shall be permeable. Exceptions: a. The primary driveway, primary entry walkway and entry porch or landing shall not be included when calculating the area required to be a permeable surface. b. Required accessible routes for persons with disabilities as required by California Code of Regulations, Title 24, Part 2, Chapter 11A and/or Chapter 11B as applicable.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	h. Landscape irrigation controls for other than low-rise residential **building -** All new landscape irrigation shall utilize automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data for irrigation scheduling. i. Valet parking requires a 5'x20' loading zone reflect area on plan if valet will be utilized. j. Shower and locker facilities area's shall be similar to Santa Monica and/or West Hollywood requirements and may be part of an employee gym. CCMC 15.02.1160.			
17.	The following are Fire special conditions for this project: a. The Fire Department will require that the Higuera driveways be for emergency fire access only. Previously they were required for fire access only. b. Building shall have fire sprinklers installed per 2019 NFPA 13 requirements and CCMC 9.02. Fire department connection (FDC) shall be located as approved by Fire Marshal. The Double Detector Check Assembly (DDCA) shall be located as required by GSW. c. Location of the Fire Department fire sprinkler connection (FDC) shall be approved by the Fire Marshal. Culver City Fire Department requires each FDC to be within 150 feet of a public fire hydrant. A new fire hydrant may be required to meet this requirement. d. Applicant shall provide a class III standpipe system with 2 1/2" and 1 1/2" reducing outlets located in each stairwell landing and per 100 foot of hose and 30 foot of stream.	Fire	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	e. A site plan is required and must include the square footage and construction type of the buildings to determine fire flow and hydrant location requirements (CFC 903.3). f. Hydrants shall be provided in the quantity and at the spacing prescribed in the 2016 CFC Appendix B. Please show the location of all hydrants within 300 feet of the property. g. Applicant shall provide addresses viewable from the public way. h. Applicant shall provide fire sprinkler monitoring and fire alarm system per 2019 NFPA 72, fire monitoring system shall be separate from the security system. Provide audible visual devices per NFPA 72 public mode. Comply with Ch. 5 of 2019 CFC Emergency Responder Radio Coverage. i. Trash areas within five feet of the building shall be protected by fire sprinklers. j. Fascia and tops of exterior walls shall be constructed of hard materials able to withstand the weight of firefighters and firefighting equipment. Contact CCFD for requirements. (No foam products shall be used.). k. Parapets in excess of five feet shall have catwalks and ladders, contact CCFD for requirements. l. Applicant shall provide fire extinguishers, size, location, and type shall be approved by Fire Marshal. m. Access for emergency fire and medical personnel: Concrete surfaces between the street and main entrance for each building			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	shall be paved to allow the rolling of a medical gurney. n. All fire Lane location shall be determined by the Fire Code Official upon submittal of final proposal, location of fire lane width, vertical clearance, location, and type of fire department connections (FDC's) and similar equipment. All fire lane and fire road surfaces shall be of approved surfaces and designed to support the weight of a 68,000-pound apparatus. All requirements are subject to review and approval of the Culver City Fire Code Official. o. All rooms interior and exterior shall be provided with numbers and description. Stairways shall be marked at access and on each landing stair number and if stairway provides roof access or no roof access. p. All emergency lights and exit lights shall have self- contained battery backup power. q. The Project shall meet minimum requirements of the 2019 California Fire & Building Codes and all referenced standards and regulations, including the current Culver City Municipal Code Sec. 9.02.			
18.	The following are special Building and Planning Conditions: a. Lighting shall be designed pursuant to Zoning Code standards that require lighting be directed into the Project site and shielded to minimize light spread onto adjoining properties. In addition, shades be installed in all windows on the north side facing Higuera Street and the residents beyond to minimize potential office light impacts.	Building Safety Current Planning	**Special**	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	GENERAL			
	b. The Project shall provide building security measures including 24-hour surveillance cameras.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO DEMOLITION PERMIT ISSUANCE			
19.	A covenant and agreement, on a form provided by the Current Planning Division and the City Attorney, acknowledging and agreeing to comply with all terms and conditions established herein, shall be signed by the Property Owner and recorded in the County Recorder's Office. The covenant and agreement shall run with the land and shall be binding on any subsequent owners, and tenants or occupants of the Property. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Current Planning Division.	Current Planning/ City Attorney	Standard	
20.	The Applicant and/or Property Owner shall indemnify, hold harmless and defend (at the Applicant's and Property Owner's sole cost and expense, with legal counsel approved by the City in its sole discretion) the City, its elected and appointed officials, officers, employees, agents, contractors and consultants from and against any and all claims, lawsuits, judgments, liability, injury or damage arising from or in any manner connected to any and all permits or approvals relating to the Project, including without limitation associated and reasonably incurred attorneys' fees and court and litigation costs arising out of the defense of any such claims and/or lawsuits, and actual attorneys' fees and court and litigation costs that may be awarded by the court and required to be paid by the City. The obligations required by this Condition shall be set forth in a written instrument in form and substance approved by the City Attorney and signed by the Applicant and Property Owner.	City Attorney	Standard	
21.	A Comprehensive Construction Management Plan (CMP) shall be submitted to Building & Safety as part of the Building Permit plan	All Depts	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO DEMOLITION PERMIT ISSUANCE			
	check approval process and shall be approved prior to issuance of the Demolition and / or Building Permit. The comprehensive CMP shall include all plans specified in the conditions of approval. In addition, the plan will identify the areas of construction staging, temporary power, portable toilet, and trash and material storage locations. The CMP shall show all areas of the public right-of-way which may be affected by the construction of the project. Unless otherwise approved by the Public Works Director, sidewalk access shall be maintained at all times along the project's frontage. In addition to the above, the CMP shall include the following components: a. <u>A Pedestrian Protection Plan</u> shall identify all areas of pedestrian protection and indicate the method of pedestrian protection or pedestrian diversion when required. When pedestrian diversion is required, the Pedestrian Protection Plan must also be approved by the City Engineer. b. <u>A Construction Traffic Management Plan</u> shall be prepared by a traffic or civil engineer registered in the State of California. The Construction Traffic Management Plan shall be reviewed and approved by the City Engineer and Current Planning Manager prior to the issuance of any Project demolition, grading, or excavation permit. The Construction Traffic Management Plan shall also be reviewed and approved by the City's Fire and Police Departments. The City Engineer and Current Planning Manager reserve the right to reject any engineer at any time and to require that the Plan be prepared			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO DEMOLITION PERMIT ISSUANCE			
	by a different engineer. The Construction Traffic Management Plan shall contain, but not be limited to, the following: A. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations. B. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the Property, and maps showing access to and within the Property and to adjacent properties. C. Procedures for the training and certification of the flag persons used in implementation of the Construction Traffic Management Plan. Flag persons with certified training shall be provided for work site traffic control to minimize impacts to traffic flow and to ensure the safe movement of vehicles into and out of the Property. D. The location, times, and estimated duration of any roadway closures, traffic detours, use of protective devices, warning signs, and staging or queuing areas. E. The location and travel routes of off-site staging and parking locations.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
	F. Estimated number of trucks per hour for dirt hauling, concrete pouring, deliveries, etc. c. A Demolition Debris Recycling Plan shall list the material to be recycled and the name, address, and phone number of the facility of organization accepting the materials. Reasonable efforts shall be used to reuse and recycle construction and demolition debris, to use environmentally friendly materials, and to provide energy efficient buildings, equipment, and systems. d. A vector/pest control abatement plan prepared by a pest control specialist licensed or certified by the State of California shall outline all steps to be taken prior to the commencement of any demolition or construction activity in order to ensure that any and all pests (including, but not limited to, rodents, bees, ants and mosquitoes) that may populate the Property do not relocate to or impact adjoining properties. e. The CMP shall address implementation of the following measures during construction: i Foundation Shoring Plan demonstrating use of noise dampening design methods. ii Construction Rules Sign that includes contact names and telephone numbers. iii Daily maintenance of construction site. iv Dust control by regular watering. v Construction worker and contractor offsite parking.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO DEMOLITION PERMIT ISSUANCE				
	vi Staging and storage of construction equipment on-site only. vii Compliance with noise standards. f. Foundation shoring and/or foundation piles. When foundation shoring and/or foundation piles will be part of the Project, the engineer of record shall specify use of noise dampening measures such as the drilling of shoring supports and piles as determined by the Building Official and Current Planning Manager, which shall be incorporated in project plans.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
PRIOR TO GRADING / BUILDING PERMIT ISSUANCE				
22.	A minimum of two sets of final landscaping and irrigation plans (separate from the plans submitted for the building permit) shall be submitted to the Current Planning Division for review and approval.	Current Planning/ Parks & Rec.	Standard	
23.	Prior to issuance of a building permit, notice of the Project construction schedule and CCMC 3307 shall be provided to all abutting property owners and occupants within 100 feet of the site. An affidavit of such notification shall be provided to the Building Division (building.safety@culvercity.org). The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).	Building	Standard	
24.	a. The applicant, including the on-site construction superintendent, shall attend a pre-construction meeting with all reviewing City departments and/or divisions, organized by Building Safety, in order to review all project conditions of approval. b. Prior to commencement of work the construction contractor shall advise the Public Works Inspector on-site ("Inspectors") of the construction schedule and shall meet with the Inspectors.	All Depts	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
25.	During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Developer, Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Current Planning Manager and Building Official.	Building/ Current Planning	Standard	
26.	During construction, the Property shall be maintained daily so that it is free of trash and litter.	Building	Standard	
27.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building/ Public Works	Standard	
28.	The Building Division may apply administrative assessments and/ or post general stop work notices for any violations of the Conditions of Approval for the Project, and any violations of the CCMC. In the event three citations are issued in connection with the Project for violations of these Conditions of Approval or for other violations of the CCMC, Project construction shall be stopped until such time that it is determined to the satisfaction of the Community Development Director, that causes of such violations have been eliminated or corrected and that the Project will be able to proceed in full compliance with these Conditions of Approval and the CCMC.	Building	Standard	
29.	During all phases of construction, all construction workers, contractors and others involved with the Project shall park on the Property or at designated offsite locations	Building Current Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
	approved by the City, and not in the surrounding neighborhood.	Public Works		
30.	Prior to the commencement of any excavation, a temporary construction fence with wind screen shall be installed around the site. The wind screen may be omitted for drivers line of sight. The height and fence material are subject to approval by the City Engineer and the Current Planning Manager. The site fence location shall be identified on the Demolition plan.	Building/ Current Planning/ Public Works	Standard	
31.	Hours of construction shall be limited to the following: 8:00 AM to 8:00 PM Monday through Friday; 9:00 AM to 7:00 PM Saturday; and 10:00 AM to 7:00 PM Sunday and National holidays. Dirt hauling and construction material deliveries or removal are prohibited during the morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak traffic periods. All construction workers shall be respectful of the surrounding neighborhood and keep non-construction related noise to a minimum prior to, during, and after permissible construction hours.	Building/ Public Works	Standard	
32.	All staging and storage of construction equipment and materials, including the construction dumpster, shall be on-site only. The Property Owner must obtain written permission from adjacent property owners for any construction staging occurring on adjacent property.	Building/ Public Works	Standard	
33.	Compliance with the following noise standards shall be required with at all times: A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake	Building/ Current Planning	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
	silencers and noise shrouds) that are no less effective than those provided on the original equipment; B. All construction equipment shall be properly maintained to minimize noise emissions; C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors; D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Current Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in CCMC Chapter 9.07; and E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.			
34.	Construction vehicles shall not be permitted to stage or queue where they would interfere with vehicular and pedestrian traffic or block access to adjacent properties. During construction, trucks and other vehicles in loading and unloading queues must be parked with their engines off to reduce vehicle emissions. Construction deliveries shall be phased and scheduled to avoid emissions peaks as determined by the Building Official	Building/ Public Works	Standard	.

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	DURING CONSTRUCTION			
	and discontinued during second-stage smog alerts. Off-site staging shall be at locations approved by the City Engineer and shall be of sufficient length to accommodate large trucks without being unduly disruptive to traffic operations. The drivers of these trucks shall be in radio or phone communication with on-site personnel who shall advise the drivers when to proceed from the staging location to the Property. Construction-related vehicles shall not be permitted to park on public streets except along the frontage of the construction site and shall be approved by the City Engineer.			

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION			
35.	All provisions, and requirements set forth in these Conditions of Approval, in the Resolution approving the project, in the CCMC, or in any applicable written comments as provided by City representatives on March 10, 2022 at the Project Review Committee meeting on the Land Use Permit application, shall be fulfilled and satisfied to the satisfaction of all City departments before the use may be established or the Project occupied.	All	Standard	
36.	All onsite and offsite improvements and all conditions of approval except those which are deferred pursuant to a bond or letter of credit as determined and approved by the Building Official, Fire Marshal, Current Planning Manager, and/or City Engineer shall be completed prior to issuance of any certificate of occupancy. Prior to issuance of any certificate of occupancy the following shall be provided to and approved by the City: A digital format compatible with the City's computer system, of as-built set of plans that shall include at a minimum all information that is on the final version of the Building Permit set including any revisions as well as the site plan, grading and utility plan, landscape and irrigation plan, floor plan for each level of the Project, parking structure plan, roof plan with all mechanical equipment identified as to purpose and source and all offsite improvements., and that are certified by the project architect and engineer.	All	Standard	
37.	The applicant shall scan the grading plans, all off-site plans, and SUSMP and SWPPP reports and forward the electronic copies to Engineering.	Public Works	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION			
38.	All signs and existing painted curb fronting the site shall be replaced and refreshed.	Public Works	Standard	
39.	The Project shall comply with CCMC Chapter 15.06: New Development Fees including: a. New Development Impact Fees as set forth in CCMC Section 15.06.005 et. seq., b. Art in Public Places Program, as set forth in CCMC Section 15.06.100, et. seq., c. Mobility Improvement Fees, as set forth in CCMC Section 15.06.500, et. seq. d. Affordable Housing Commercial Development Impact Fee, as set forth in CCMC Section 15.06.600, et. seq.	All	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	ON-GOING			
40.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Land Use Permit as reviewed by the Planning Commission at its meeting on July 13, 2022, excepted as modified by these Conditions of Approval.	Current Planning	Standard	
41.	Pursuant to CCMC Section 17.650.020 - "Inspection", the Property Owner and Applicant shall allow authorized City officials, or their designees, access to the Property where there is reasonable cause to believe the Property is not in compliance with these Conditions of Approval or other requirements of the CCMC.	All	Standard	
42.	The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, regulations, guidelines and policies, including, but not limited to, Building Division, Fire Department, Current Planning Division and Public Works Department requirements, and shall comply with all applicable CCMC requirements and all comments made during the City's building permit plan check review process (collectively, "Applicable Rules"). Failure to comply with Applicable Rules may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other remedies available to the City in law or in equity.	All	Standard	
43.	All graffiti shall be removed from the Property within 48 hours of its application.	All Depts	Standard	

NO.	CONDITIONS OF APPROVAL	Agency	Source	Compliance Verification
	ON-GOING			
44.	The Property Owner shall maintain all street trees along the property frontage at his/her sole cost and expense.	Public Works	Standard	
45.	City Streetscape improvements shall be maintained by the project owner in perpetuity.	Public Works/ Current Planning	Standard	
46.	The project shall provide streetscape improvements along the project's street frontage including street trees in accordance with the Urban Forest Master Plan, and benches, bike racks, waste bins consistent with the specifications provided in the Washington National Streetscape plan.	Current Planning	Standard	

GLOSSERY OF ABREVIATIONS

American Public Works Association Standard Plans	APWA Standards.
Construction Management Plan	CMP
Culver City Municipal Code	CCMC
Electrical Vehicle	EV
Homeowner's Association	HOA
Standard Urban Stormwater Mitigation Plan	SUSMP
Stormwater Pollution Prevention Plan	SWPPP
Transit Oriented Development	TOD

EXHIBIT B
STANDARD CODE REQUIREMENTS
Project Subject to some or all Code Requirements as determined by the City

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
1.	All building permit applications for the Project shall include sufficient information and detail to clearly reflect compliance with all applicable requirements of the Culver City Municipal Code (the "CCMC") and with the Project Conditions of Approval.	Current Planning		
2.	The land use permit to which the Project Conditions of Approval apply (the "Land Use Permit') shall expire one year from the date of final approval of said Land Use Permit, if the use has not been exercised. As provided in CCMC Section 17.595.030 –"Time Limits and Extensions", an applicant may request an extension of said expiration date by filing a written request with the Current Planning Division prior to the expiration of the land use permit.	Current Planning		
3.	Pursuant to CCMC Section 17.630.010.C.4 – "Posted Notice", the public notification sign(s) installed in accordance with the public notification requirements for the Land Use Permit shall be removed within ten days after the end of the appeal period or the final decision by the City Council on the Land Use Permit, whichever occurs last.	Current Planning		
4.	The Project shall be developed pursuant to CCMC Chapter 17.300 – "General Property Development and Use Standards".	Current Planning		
5.	All planted areas on the Property shall be landscaped and irrigated pursuant to CCMC Chapter 17.310 - "Landscaping".	Current Planning		
6.	All parking areas on the Property shall be developed pursuant to CCMC Chapter 17.320 - "Off-Street Parking and Loading".	Current Planning		
7.	Signs proposed for the Project shall meet all applicable requirements of CCMC Chapter 17.330 - "Signs". All signs require a separate permit and approval.	Current Planning		

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
8.	The Project applicant shall obtain all permits and licenses required in connection with the development or use of the Project.	All		
9.	All work within the public right-of-way (including but not limited to curb, gutter, sidewalk, and driveways) shall be designed and completed to the satisfaction of the City Engineer. Drainage devices, concrete curbs and gutters, sidewalks, drive approaches, and roadway pavement shall be designed in conformity with all provisions of the latest edition of the American Public Works Association Standard Plans ("APWA Standards").	Public Works		
10.	Any new utilities shall be placed underground or enclosed within the building construction; no new overhead utilities shall be permitted.	Public Works Current Planning		
11.	The Project shall comply with all applicable requirements of the Culver City Energy Reach Codes as set forth in CCMC Section 15.02.1100-1180, et seq.	Building		
12.	The Project shall comply with all applicable requirements relating to solar photovoltaic requirements as set forth in CCMC Section 15.02.100, et seq. and as amended from time to time.	Building		
13.	Plans submitted as part of the building permit application shall include a schedule of the special inspections anticipated, the firm proposed for the special inspections, and the resumes of all proposed special inspectors. The Building Official reserves the right to reject any special inspector at any time for the duration of the Project. All special inspection reports shall be made available to the Building Official and to any Culver City Building Safety inspector as required by the Building Official. No work shall be covered without a Culver City Building Safety inspection, whether or not a special inspection was performed on such work.	Building		

EXHIBIT B
STANDARD CODE REQUIREMENTS
Project Subject to some or all Code Requirements as determined by the City

NO.	CODE REQUIREMENTS	Agency	Code Compliance Verification	Check if Applicable
14.	Upon completion of the rough grading and prior to excavation of shallow building foundations, the following reports and drawings and any supplements thereto shall be submitted to the City Engineer: a. An as-built grading plan prepared by the Civil Engineer. b. A certification by the civil engineer that the grading has been completed in conformance with the approved plan and California Building Code. c. A final compaction report and certification by the soils engineer that the grading has been completed to his/her satisfaction and is in compliance with the California Building Code.	Public Works		
15.	For sites greater than or equal to 1 acre, the applicant shall submit monthly SWPPP inspection reports to the City Engineer.	Public Works		
16.	All utility lines fronting the site shall be undergrounded by the applicant.	Public Works		
17.	The applicant shall give evidence of filing a Notice of Termination for SWPPP for projects greater than or equal to 1 acre.	Public Works		

GLOSSERY OF ABREVIATIONS

American Public Works Association Standard Plans	APWA Standards.
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Culver City Municipal Code	CCMC
Electrical Vehicle	EV
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